

**S-26-2007**

**The Vistas at Westridge Subdivision - Phase 3E - Final Plat**

**R-1-4 Zone**

**5.6 Acres**

**35 Lots**

**BACKGROUND**

Mr. Clint Carter, representing Liberty Homes, is requesting final plat approval for phase 3E of the Vistas at Westridge Subdivision. This phase represents the last phase of the smaller lots platted as part of the Vistas Subdivision.

**STAFF/AGENCY COMMENTS:**

Public Works Department:

- X Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- X Continue to work with the Public Works Department regarding ground water issues.
- X Contact Salt Lake County Auditor=s Office for approval of street names and subdivision names.
- X Revisions to plat required.
- X Retaining walls may be required.
- § Street cross sections to be approved by the City Engineer.

Building Division:

- X Follow recommendations outlined by the City Engineering Division regarding ground water and retaining wall requirements.

Utility Companies:

- X Standard Utility Easements required.

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Granger Hunter Improvement District:

- X Project is subject to all GHID requirements and design standards.

Fire Department:

- X Proposed fire hydrant locations need to be shown on subdivision plat.
- X Project shall meet all provisions of Fire Code relating to this type of development.

**ISSUES:**

- X Phase 3E is being proposed with 35 lots on approximately 5.6 acres. The minimum lot size in this phase of the Vistas is 5,000 square feet. All lots are fairly uniform in their design and meet the area and frontage requirements of the R-1-4 zone.
- X Access to this phase of the subdivision will be gained from stub streets in phases 3C and 3D. All streets will be dedicated and will consist of a 56-foot right of way. The cross section does allow for a 5 foot walk and a 6-foot parkstrip.
- X During the study session, a concern was raised about the potential effects of the Mountain View Corridor. More specifically, would access to this development comply with City and fire ordinances if the corridor is constructed. The stub road to the east is existing and extends to the east boundary of this plat. As such, City and fire ordinances are satisfied. If the road to the east was not constructed, a problem would exist with the number of lots proposed in this phase. Should the corridor be built in the future, and access to the east terminated, UDOT does own a number of properties in that phase which would allow access to be re-routed to the north. As such, staff believes that the plat can move forward in its current configuration.

- X The subdivision slopes from the south to the north. The slope of this property could create problems for home owners due to the small lots. The grading and drainage plan will be evaluated by the City Engineering Division. As has been done in previous phases with small lots, retaining walls may be required especially between phases where residential units back one another. The Engineering Division will coordinate these improvements with the applicant.
- X The developer will be responsible to coordinate the availability of all utilities for the subdivision. In the case of water and sewer, Granger Hunter Improvement District has notified staff that all services are available.
- X The original geotechnical report indicates that subsurface water was encountered in this area at a depth of approximately 5 feet. The developer has installed a land drain system in order to allow basements. To date, staff is not aware of any major concerns regarding the effectiveness of the land drain system. Because ground water impacts have been a challenging part of this development, the Public Works Department is continually coordinating these issues with the developer.
- X The subdivision is located in the overpressure zone. City ordinance will require that certain construction standards, specifically stronger windows be applied for new dwellings.
- X During preliminary hearings, staff noted that this area is likely to be subject to potential impacts from the manufacturing uses to the south and from the USANA Amphitheater. The development agreement was modified to reflect these concerns. As a result, a note will need to be placed on the plat identifying this subdivision as an area that may be subject to noise from the USANA Amphitheater and from noise and odors associated with manufacturing uses.

**STAFF ALTERNATIVES:**

1. Approve the final plat for Phase 3E subject to the following:
  1. That the subdivision be guided by the recorded development agreement.
  2. That the developer contact the Salt Lake County Auditor=s Office regarding the subdivision name and all street names associated with the development.
  3. That compliance be made with the Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection. The water system, including fire protection, shall be installed to the satisfaction of the City prior to issuance of building permits.

4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
  5. That all interior streets, including design of said streets shall be approved by the City Engineering Division.
  6. That the developer coordinate all matters pertaining to the soils report with the City Engineer and Building Official.
  7. That all single-family dwellings be subject to the construction standards outlined in Section 7-10 of the West Valley City Code. This section outlines the requirements for construction within the Overpressure Zone.
  8. That a note be placed on the plat notifying potential residents that this subdivision is located near manufacturing property and may be subject to noise and odors associated with manufacturing uses and entertainment uses.
2. Continue the application to address concerns raised in the Planning Commission meeting.

**Applicant:**  
**Clint Carter**  
**13609 S. 6315 W.**  
**Herriman, UT 84096**

**Discussion:** Steve Lehman presented the application. Mr. Lehman explained the potential Mountain View Corridor road situation but reminded the Planning Commission that the future should not be taken into consideration at this point. The applicant, Clint Carter, explained that this is another phase of the subdivision that they have already done. Commissioner Matheson asked if the applicant was able to put some of the nicer homes on the smaller lots. Mr. Carter explained that the nicer homes do fit onto these lots. Steve Lehman explained that Liberty Homes have done a very nice job mixing up the area with a variety of homes and making the subdivision look nice.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval subject the 8 staff conditions

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous – S-26-2007 – Approved**